

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: David R. Gill on behalf of Daytime Phone: (703) 712-5039
Address: MR Keene Mill I LLC
McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102
Nominator E-mail Address: dgill@mcguirewoods.com
Signature of Nominator (NOTE: There can be only one nominator per nomination): [Signature]

THIS BOX FOR STAFF USE ONLY

Date Received: 3/28/08
Date Accepted: 4/7/08 ARH
Planning District: _____
Special Area: _____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) _____

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

Agent for MR Keene Mill I LLC

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Lee ☐ Mount Vernon
Total number of parcels nominated: 18
Total aggregate size of all nominated parcels (in acres and square feet): 16.78 acres 731,070 square feet
Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No
Are the parcels within the Approved Sewer Service Area? ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the Guide to the 2008 BRAC APR for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See attached; no specific plan text for property located outside of Springfield Community Business Center.

b. CURRENT PLAN MAP DESIGNATION: Office, retail and other, public park, residential 2-3 du/ac

c. CURRENT ZONING DESIGNATION: R-1, R-2, C-2, C-6

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Office/mixed use with logical expansion of Springfield Community Business Center

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Office/mixed use consistent with vision as described in attached statement

f. NON-RESIDENTIAL: Check the appropriate use: ☐ Office ☐ Retail ☐ Govt/Institutional
☐ Industrial ☐ Open Space
☒ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 1.85 with option to 2.25 TOTAL Gross Square Feet: Depends on base recommendation versus option

Categories	Percent of Total FAR	Square feet
Office	65-90%	
Retail	Up to 10%	
Public Facility, Govt & Institutional	Up to 5%	Depends on base recommendation
Private Recreation/Open Space		versus option
Industrial		
Residential*/Hotel	Up to 35%	
TOTAL	100%	

*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)	5 - 8 du/ac
.2 - .5 du/ac (2-5 acre lots)	8 - 12 du/ac
.5 - 1 du/ac (1 - 2 acre lots)	12 - 16 du/ac
1 - 2 du/ac	16 - 20 du/ac
2 - 3 du/ac	20+ (specify 10 unit density range)
3 - 4 du/ac	
4 - 5 du/ac	

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse	Appropriate housing type and unit mix for transitional housing area to be determined		
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

- Uses located on the ground floor should have direct public access with display windows oriented towards the street;
- Building design should reduce the effect of building height and bulk;
- High-quality architecture and landscape design should be demonstrated;
- Pedestrian connections should be provided between buildings and uses;
- Structured parking should be shielded from view within the development; and
- Transportation impacts should be mitigated through the use of transportation demand management (TDM) strategies as shown in Figure 16.



Sub-Unit D-2

Sub-unit D-2 is located south of Old Keene Mill Road between the Springvale community, Amherst Avenue, and north of the junction of Amherst Avenue with Backlick Road.

Tax Map 90-2 ((1)) 11D and 11E are planned to continue as automobile sales and service use up to .50 FAR. The remainder of the sub-unit is planned for low intensity retail and office uses up to .50 FAR with a height limitation of 50 feet. Any development should be screened from the Springvale community and meet the following additional conditions:

- Uses located on the ground floor should have direct public access with display windows oriented towards the street;
- Building design should reduce the effect of building height and bulk;
- High-quality architecture and landscape design should be demonstrated;
- Buildings should be set back 50 feet from the property line adjacent to residential uses;
- Structured parking should be shielded from view within the development;
- Pedestrian connections should be provided between buildings;
- A joint use structured public parking facility should be provided; and
- Transportation impacts should be mitigated through the use of transportation demand management (TDM) strategies.

Land Unit E

This land unit is located north of the Franconia-Springfield Parkway, between I-95 and the residential areas west of Backlick Road. Land Unit E is located south of the junction of Amherst Avenue with Backlick Road. Retail, low-rise office, and residential uses are planned for this land unit. Community-serving retail uses with intensities up to .35 FAR are planned in order to retain existing businesses and provide space for the start-up of new businesses. Office uses

S4 SPRINGVALE COMMUNITY PLANNING SECTOR

CHARACTER

The Springvale Community Planning Sector is located south of Old Keene Mill Road and west of the Springfield Community Business Center. Development in the sector is predominantly single-family residential, with some townhouse and garden apartment development. Community- and neighborhood-serving shopping facilities are available at the Community Business Center in central Springfield. Freestanding retail commercial uses found in the S4 Sector are located south of Old Keene Mill Road, opposite its intersection with Hanover Avenue.

There are tracts of vacant land along Old Keene Mill Road, the Franconia-Springfield Parkway, and Hooes Road. The approximately 140-acre Hunter Tract is bounded on the west by Accotink Creek, on the north and east by the rear lot lines of single-family residential developments along Oriole Avenue and Ridgeway Drive, respectively, and on the south by the Franconia-Springfield Parkway.

The Hunter Tract is located in the Accotink Creek watershed and contains the main channel and lateral streams of Accotink Creek, with floodplains bordering the western half. High soil-erodibility potential exists near Accotink Creek in the western half, whereas the eastern half, because of its location in the Coastal Plain geologic province, is in a sensitive aquifer recharge zone and may contain slippage-prone swelling clays.

The Accotink Creek Environmental Quality Corridor (EQC) runs through the western portion of the Springvale Sector. It consists of the floodplains and stream influence zones of Accotink Creek as well as the stream valley parks that follow the water course. The Accotink Creek EQC is a continuous network of environmental amenities proposed to preserve resources and provide recreation for area residents.

Much of the western half of the sector is particularly sensitive for heritage resources. Prehistoric resources can be expected on dry terraces along Accotink Creek and its tributaries as well as on upland Coastal Plain deposits. Historic period sites can be expected along Accotink Creek, Old Keene Mill Road and Hooes Road.

Beverly Forest Community Improvement Area

On November 24, 1986, the Board of Supervisors adopted the Beverly Forest Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The area is generally bounded by Backlick Road on the east, Franconia-Springfield Parkway on the north, the Beverly Park subdivision on the west, and the Fort Belvoir Engineer Proving Ground on the south.

CONCEPT FOR FUTURE DEVELOPMENT

The Springvale Community Planning Sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

RECOMMENDATIONS

Land Use

The Springvale Community Planning Sector is largely developed as stable residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 22 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The Hunter Tract, comprised of Tax Map 90-1((1))55, 55A, 57, 58, 59, 60, 60A and 61, is planned for residential use at 1-2 and 2-3 dwelling units per acre. The areas planned for 1-2 dwelling units per acre are located south of the Franconia-Springfield Parkway and north of the Accotink Creek tributary that traverses the site from northwest to southeast as shown on the Plan map. The area south of this same Accotink Creek tributary and north of the Franconia-Springfield Parkway is planned for residential use at 2-3 dwelling units per acre. A carefully sited and well-planned development should provide for the protection of Accotink Creek and help achieve the Countywide objectives for environmental quality corridors.

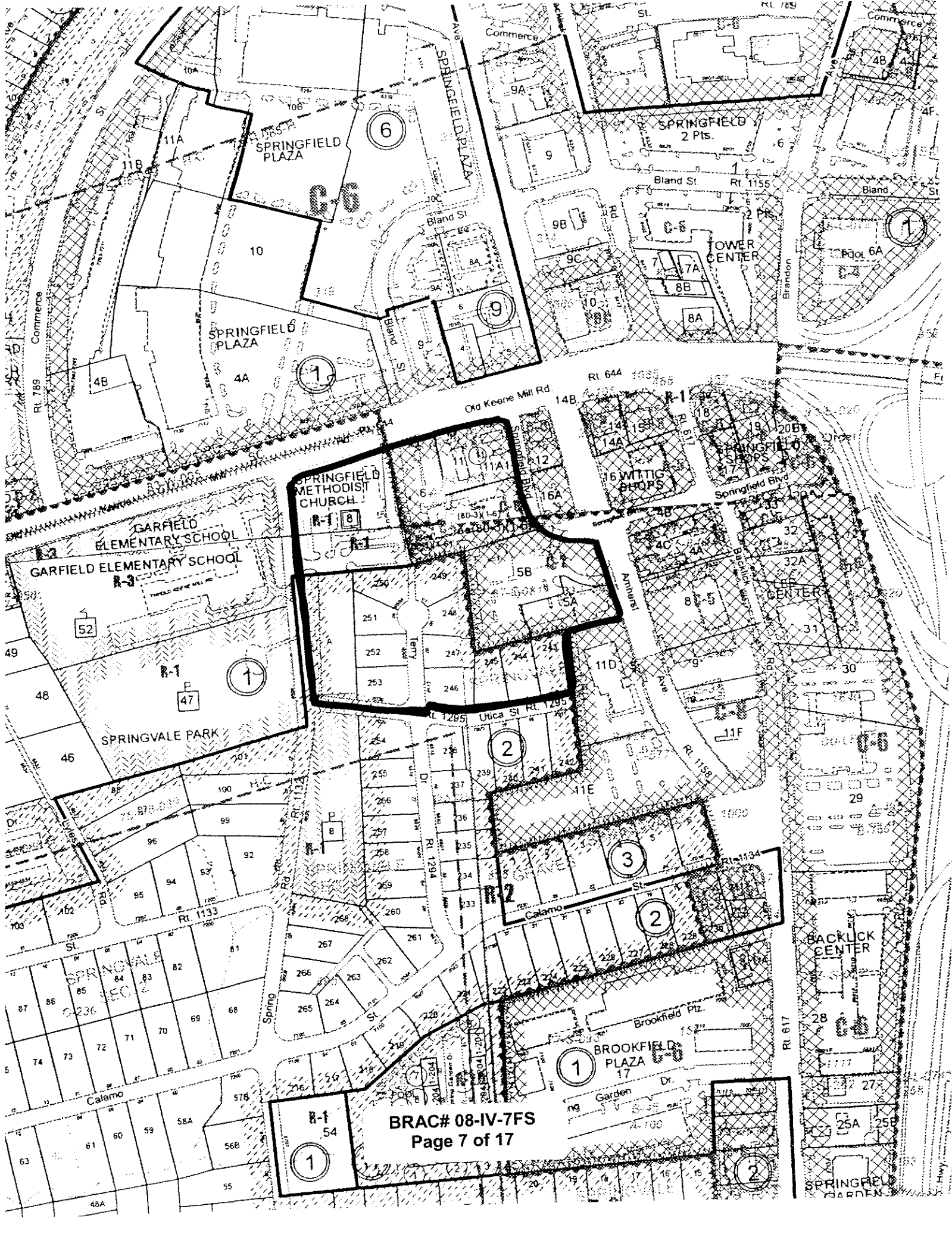
As an option, that portion of the Hunter Tract located to the south of the above-referenced Accotink Creek tributary and north of the Franconia-Springfield Parkway is planned for elderly development. Subject to the approval of the Board of Supervisors, such a development could have up to 1,420 units of housing for the elderly and accessory uses to serve the residents, to include assisted living and acute care facilities.

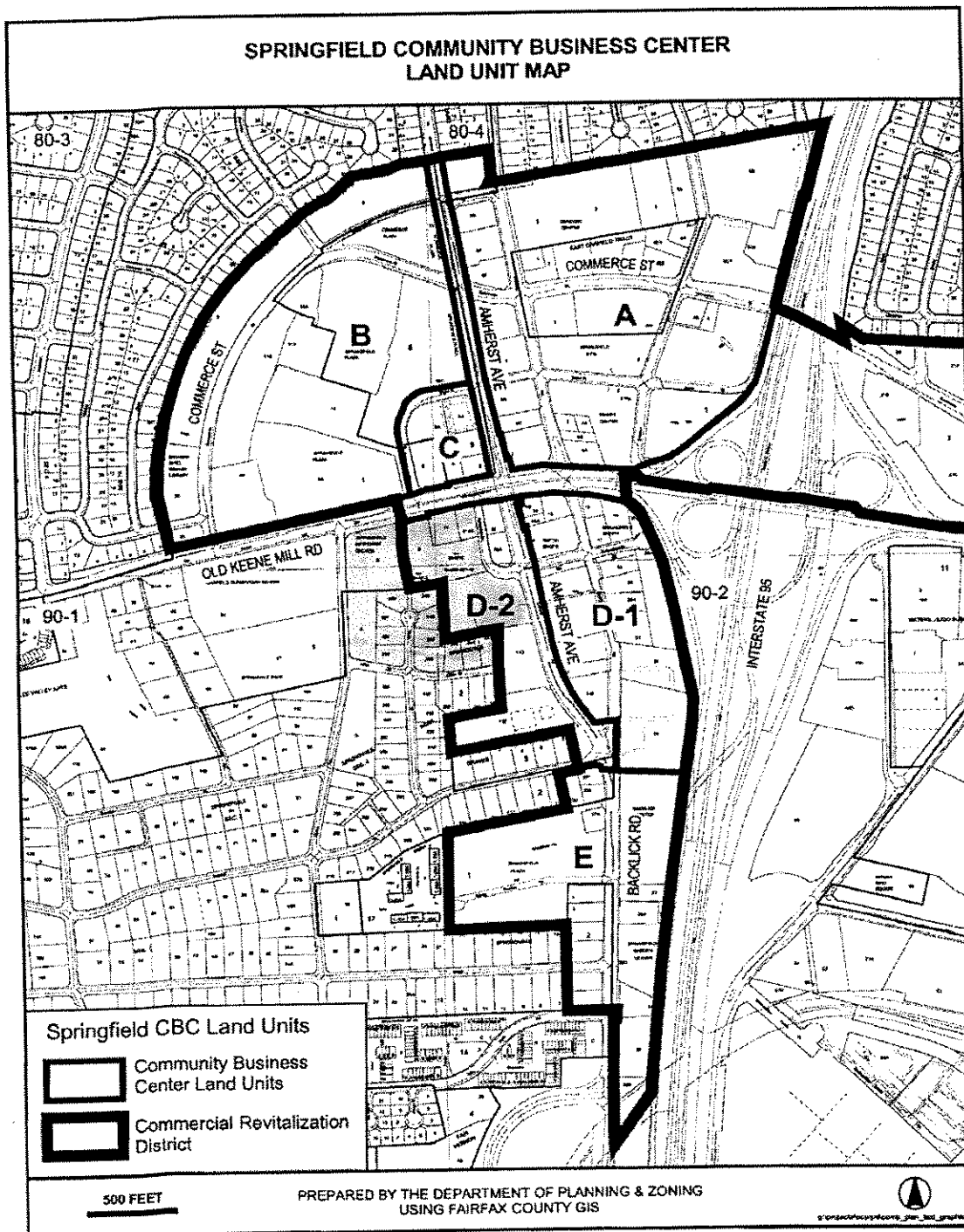
Any development proposed above the low end of the planned density ranges should meet all of the following conditions:

- Planned and/or clustered development should be used, with maximum attention paid to siting of structures and minimal tree removal;
- A mix of housing types may be provided in the area planned for 2-3 dwelling units per acre, with building heights not to exceed 40 feet. However, building heights up to 50 feet may be permitted if housing for the elderly is developed on the site. Only single-family detached units should be developed in the areas planned 1-2 dwelling units per acre;
- No new residential structures should be built with Franconia-Springfield Parkway frontage;
- Access should be oriented to the Franconia-Springfield Parkway, with no access to the single-family communities to the north and east;

SPRINGFIELD KEENE MILL LLC - BRAC APR NOMINATION FORM

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Area (sf)	Parcel Size In Acres	Current Zoning	Signature of Owner or Certified Receipt Number
0803 01 0006	MR Keene Mill 1 LLC	7039 Old Keene Mill Road	1155 Connecticut Avenue, NW 7th Floor Washington, DC 20036	117,887	2.71	C-6	7004 2510 0000 1595 8199
0804 01 0011	Sunoco Inc. R and M	7037 Old Keene Mill Road	1801 Market Street Ten Penn Center Philadelphia, PA 19103	29,675	0.68		7004 2510 0000 1595 8205
0804 01 0011A1	Sunoco Inc. R and M	N/A	1801 Market Street Ten Penn Center Philadelphia, PA 19103	20,135	0.46	C-6	7004 2510 0000 1595 5426
0803 01 0008	Church Methodist, Springfield TRS	7047 Old Keene Mill Road	Springfield, VA 22150	118,622	2.72	R-1	7004 2510 0000 1595 5433
0901 02 A	Church Methodist, Springfield TRS	6501 Spring Road	7047 Old Keene Mill Road Springfield, VA 22150	N/A	1.45	R-2	7004 2510 0000 1595 5440
0902 01 0005A	American Legion Inc.	6520 Amherst Avenue	P.O. Box 689 Springfield, VA 22150	39,241	0.90	C-2	7004 2510 0000 1595 5457
0902 01 0005B	American Legion Inc.	6500 Amherst Avenue	Springfield, VA 22150	104,777	2.41	C-2	7004 2510 0000 1595 5464
0901 02 0251	Andrew-Henry T Fund LLC	6504 Terry Drive	2501 Wisconsin Avenue Suite 9 c/o Urban Realty Washington, DC 20007	15,578	0.36	R-2	7004 2510 0000 1595 5471
0901 02 0250	6500 Terry Drive LLC	6500 Terry Drive	1700 K Street, NW Suite 600 c/o Monument Realty LLC Washington, DC 20006	17,553	0.40	R-2	7004 2510 0000 1595 5488
0901 02 0249	Vivian G. Mitchell, TR	6501 Terry Drive	Springfield, VA 22150	21,698	0.50	R-2	7004 2510 0000 1595 8229
0901 02 0248	Edward J. Neumann, TR Dolores A. Neumann	6505 Terry Drive	Springfield, VA 22150	18,325	0.42	R-2	7004 2510 0000 1595 8236
0901 02 0253	Kerry D. Vornadore Florence P. Vornadore	7030 Utica Street	Springfield, VA 22150	17,834	0.41	R-2	7004 2510 0000 1595 8243
0901 02 0252	Michael Noory	6508 Terry Drive	Springfield, VA 22150	16,072	0.37	R-2	7004 2510 0000 1595 8250
0901 02 0247	Roya Noory Philip D. Parks	6509 Terry Drive	Springfield, VA 22150	17,444	0.40	R-2	7004 2510 0000 1595 8267
0901 02 0246	Maria L. Gollayan Tariq Ahmad	6513 Terry Drive	Springfield, VA 22150	21,690	0.50	R-2	7004 2510 0000 1595 8274
0902 02 0245	Ala U. Qayyum Kyung Jin Choi Hae S. Choi	7020 Utica Street	Springfield, VA 22150	18,706	0.43	R-2	7004 2510 0000 1595 8281
0902 02 0244	James R. McCartin Lisa C. McCartin	7016 Utica Street	Springfield, VA 22150	19,272	0.44	R-2	7004 2510 0000 1595 8298
0902 02 0243	Jeremy C. Lecraw Hee S. Kissane	7012 Utica Street	Springfield, VA 22150	21,434	0.49	R-2	7004 2510 0000 1595 8304
	Doc #5232589V1						





SPRINGFIELD PLAZA

4A

1

6

9

10

4

5

Bland St.

7030

7040

OLD KEENE MILL ROAD

RIGHT-IN RIGHT-OUT

14B

14

15

14A

16 WITTIG SHOPS

12

16A

Springfield Blvd.

7075

6909

6907

FULL MOVEMENT

CARPOOL/TRANSIT AREA

POSSIBLE CIVIC/INSTITUTIONAL USE

OFFICE / MIXED COMMERCIAL AREA

FOCAL POINT

CIRCULATION PATTERN

PEDESTRIAN THROUGH SITE CONNECTOR

POSSIBLE CIVIC/INSTITUTIONAL USE

6536-6538

6550

8

9

12

11D

6510

Amherst Ave.

Utica St. Rt. 1295

7023

19

15

7011

2

254

Terry Rd

6515

101

22

7029

Rt.

PART 6: JUSTIFICATION

Introduction and Background

The nomination area is a logical and strategic consolidation of the majority of 18 parcels (total of 16.4 acres) in a prominent "gateway" location of the Springfield Community Business Center (CBC). The scope of this consolidation creates the opportunity to provide meaningful and substantial revitalization in Springfield. It also provides the opportunity to utilize an innovative mixed-use urban design to fulfill the County's long-stated goal of providing a public commuter parking garage in central Springfield. This public garage will greatly facilitate the already existing carpool culture that is a critical component of responsible transportation management in southern Fairfax County.

To support this public commuter garage and the efforts to revitalize Springfield, the nominator proposes a high-quality commercial/mixed use development that is planned and designed to create a western gateway on Old Keene Mill Road for the Springfield CBC. This concentration of uses will also allow the site to attract the development expected to result from the BRAC relocations.

Site Context

Fundamentally, this nomination would create results superior to what exists on site, what is allowed under existing zoning, and what is currently recommended under the existing Comprehensive Plan. The site is an amalgamation of various incompatible and disparate uses and zoning districts. The mostly vacant commercial uses along Old Keene Mill Road that will be consolidated as part of this application are zoned C-6 (community retail), and C-2 (limited office). These zoning districts would only permit single-use, low-density "strip" commercial that has emerged as the predominant form of commercial development in central Springfield and is now out of character with the emerging vision of Springfield as a more vibrant mixed use employment center. Further, incongruently, the natural quadrant formed by Spring Road to the west and Utica Street to the south contains a stub of low-density single family residential zoned for half-acre lots, or R-2, as well as a transitional institutional use, the Springfield Methodist Church, on land zoned R-1 (one dwelling unit per acre).

The shortcomings of the existing zoning are exacerbated by the limitations of the existing Comprehensive Plan. The current Comprehensive Plan provides little incentive to further the larger vision of a revitalized central Springfield while also accommodating the public parking garage. The low-density, office/retail designation in the Plan would thwart most revitalization efforts while failing to address the demand associated with the BRAC relocations. These limitations of the existing plan language have also been acknowledged by objective sources at the Urban Land Institute and Cambridge Systematics who, through studies requested by or commissioned by the County, have endorsed planning and redevelopment scenarios for office/mixed-use use redevelopment at FAR's of 1.5 to 2.0.

Overview of Proposed Nomination

With this background, the nomination proposes office/mixed-use at a base density of 1.85 FAR, with an option to increase the FAR to a maximum of 2.25. The "maximum" FAR would be attainable by providing at least 650 public parking spaces, as well as creating appropriate space and amenities along Old Keene Mill Road to allow carpoolers or "sluggers" to wait for transit or carpool. In addition, the nomination envisions the maximum FAR demanding the incorporation of some office- and commuter-serving retail that would reduce the need for individuals already at the site needing to make off-site trips.

Besides the public garage, the nominator envisions the primary use will be office, with an option for a hotel component. As shown on the concept plan and consistent with a high-quality mixed use environment, the development will transition from the "office zone" oriented toward the prominent Old Keene Mill Road frontage to the existing Springvale residential neighborhood. Complimentary service retail and restaurants in the "office zone" will serve future workers as well as the existing community. Redevelopment will initially focus on establishing the public parking garage and an office/mixed use "core," utilizing the strip-commercial parcels along Old Keene Mill Road. This core could then be expanded to incorporate adjacent parcels as market conditions allow. The immediate benefit of this approach is that it brings efficient land utilization necessary to transform and revitalize the Old Keene Mill Road frontage, all while preserving established civic amenities.

From an administrative standpoint, the conceptual vision attached would involve the minor expansion of the Springfield CBC to incorporate the incongruent single-family residential north of Utica Street, as well as the Springfield Methodist Church. There are practical planning benefits to expanding the CBC as envisioned. Spring Road and the church create a natural planning transition to the residential to the west of the nominated area and allow for additional connectivity and an expansion of the street grid in the CBC. By incorporating the single-family homes to the south, the nomination will be able to create open space to better buffer the existing neighborhood than the existing transition, as well as provide a community amenity. Under this proposal existing homes will be located further from development and will have better buffering than they do currently with the existing "strip" commercial uses.

In sum, as the attached concept diagram indicates, by creating a mixed-use environment, the nominator is able to appropriately taper development and create a logical and amenity-driven transition to the unconsolidated existing single-family development. The concept would create a logical extension of the transportation network and incorporate structured parking, all with the net benefit of mitigating the impact to the surrounding residential community.

Relationship to BRAC

a. Why should this proposal be considered BRAC-related?

The site's strategic and practical link to BRAC is directly related to its proximity to future BRAC relocations at the the Engineering Proving Grounds (EPG) and GSA Warehouse site, as well as its convenient access to Ft. Belvoir and the Franconia-Springfield Metro station. Many contractors will seek to be located near Ft. Belvoir, EPG and the GSA Warehouse, but do not need to be located "inside the fence." Instead these contractors will seek office space with proximity to both the BRAC uses and amenities. The nominator's concept will be ideal for attracting and retaining this BRAC-related office demand. Furthermore, if some limited residential uses are incorporated as part of a buffer zone, they will provide longer-term housing options for those personnel who work for the relocated Defense Department agencies or the contracting companies that serve them.

b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?

The key new community service to be provided will be the public parking garage and associated "slugging" amenities, such as bus stops and service retail. The public garage will solidify and enhance the long-term viability of carpooling in central Springfield. It will also have the benefit of consolidating several scattered commuter parking lots into a single unified area, making the carpooling more effective.

Besides the obvious benefits of the public parking garage, this nomination will provide an open space amenity to better buffer the site and complimentary service retail and restaurants. More indirectly, the concept could also preserve and enhance the viability of the Springfield Methodist Church and the American Legion Post 176, two important institutional anchors that serve not only existing residents but also potential future residents and workers.

c. What needs created by the BRAC directives does this proposal fulfill?

As described fully in the items above, this nomination can respond directly to the need for office, hotel, retail and residential space that minimizes the impact on the surrounding community.

d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?

This nomination will create a development that minimizes its impact on the surrounding transportation network. The most obvious method is by creating a mixed-use development proximate to several multi-modal options, most notably by embracing the public parking garage and associated carpooling options. This is further enhanced by the logical extension of the established street grid in the Springfield CBC, which reinforces multi-modal trip options. In the end, the level of development associated with this nomination has already been evaluated by the County as part of the Springfield Connectivity study, and impact to the transportation network has been anticipated.

e. What adverse impacts might be created and how would they be off-set?

As discussed above, the nominator's commercial office-oriented vision was already anticipated by the Springfield Connectivity study. Thus many of the adverse impacts have already been incorporated into a comprehensive analysis of the Springfield area. Further, this site will be providing a significant community benefit in the form of the public parking garage, which will also mitigate any impact generated by the nomination.

f. What is your anticipated timeframe for development, if the proposed uses were to be approved?

The site will be developed as market conditions allow. From a practical standpoint and as described above, the nominator envisions redevelopment starting with a core of commercial properties, primarily, the now abandoned Springfield Circuit City, along Old Keene Mill Road. That core could accommodate the public commuter parking facility, as well as the high-quality office/mixed use development envisioned, even without the immediate participation of Springfield Methodist Church and the American Legion Post.

15240501.1

Cerdeira, Lilian

From: Van Dam, Meghan
Sent: Monday, April 28, 2008 10:12 AM
To: Cerdeira, Lilian
Subject: FW: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

Clarification for 2008 BRAC-034

From: Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]
Sent: Monday, April 28, 2008 10:09 AM
To: Van Dam, Meghan
Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

These are correct.

David R. Gill
 McGuireWoods LLP
 1750 Tysons Boulevard, Suite 1800
 McLean, VA 22102-4215
 703.712.5039 (Direct Line)
 703.712.5297 (Direct FAX)
 dgill@mcguirewoods.com

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-----Original Message-----

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]
Sent: Monday, April 28, 2008 10:07 AM
To: Gill, David Robert-Jan
Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

So please tell me if these quantifications are safe assumptions. I have used the same proportions for the 1.85 FAR quantification.

Thank you,
 Meghan

PC 2008-BRAC-034

		2.25 FAR	1.85 FAR
total square feet		1,644,608	1,352,233
	%land use	prop SF	prop SF
office	0.95	1,562,377	1,284,621
institutional	0.04	65,784	54,089
retail	0.01	16,446	13,522
office	0.75	1,233,456	1,014,175

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residential	0.20	328,922	270,447
institutional	0.04	65,784	54,089
retail	0.01	16,446	13,522

From: Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]

Sent: Monday, April 28, 2008 7:44 AM

To: Van Dam, Meghan

Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

No - just giving the two ideal options for my client. The idea in our nomination was that you could always earn your way up from the base with items like Work-Force housing or green building. But for purposes of giving you something definitive to analyze, these would be the two preferred scenarios.

David R. Gill
McGuireWoods LLP
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McLean, VA 22102-4215
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dgill@mcguirewoods.com

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-----Original Message-----

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]

Sent: Friday, April 25, 2008 4:28 PM

To: Gill, David Robert-Jan

Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

Are you eliminating the 1.85 FAR base then?

From: Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]

Sent: Friday, April 25, 2008 3:29 PM

To: Van Dam, Meghan

Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

Meghan,

In an effort to narrow down the alternatives for staff to evaluate, below are the two "realistic" alternatives we envision.

Option 1 - The secured facility option. This is really only appropriate if most of the spin-off contractor jobs need secure facilities per DoD regulations and thus cannot accommodate retail or other mixed-use concepts. A maximum FAR of 2.25 with 95% office (1,562,662 sf) as multi-story office with structured parking in the multi-use parking garage, 4% institutional (65,795 sf) as primarily the existing Church and Legion buildings and 1% retail (16,450 sf) as service retail for the office, likely on its own independent pad site or location to allow for secure office facilities.

Option 2 - Mixed-use option. This option is a more traditional mixed-use concept assuming most of the contractors do not require secure facilities. A maximum FAR of 2.25 with 75% office (1,233,681) multi-story office with structured parking in the multi-use parking garage, 20% transitional residential (328,981 sf) as low-rise, up to 4 story multi-family residential or two over twos with a maximum of 300 units, 4% institutional (65,795 sf) as primarily the existing Church and Legion buildings and 1%

retail (16,450 sf) as service retail for the office workers, residents and commuters, likely integrated into the office.

Please let me know if you have any additional questions.

David R. Gill
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-----Original Message-----

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]

Sent: Friday, April 25, 2008 1:16 PM

To: Gill, David Robert-Jan

Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

Hello David- Thank you for the clarifications of 031 and 033. Could you send a similar clarification for this nomination, 034. Thank you,
Meghan

From: Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]

Sent: Wednesday, April 23, 2008 12:56 PM

To: Van Dam, Meghan

Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

The short answer is no. The area shown as transitional residential could be Towns, 2 over 2s, Garden Apartments, or some type of podium product (residential wrapping a garage) depending on the eventual extent of the land consolidation, the eventual density recommendation and a number of other factors. The hotel, if a hotel comes, would come at the expense of the residential. Together the hotel and residential component will not exceed 35% of FA. What we tried to make clear is that this is primarily an office project with complimentary retail and potentially a hotel and/or low-rise development to round out the project.

My chart was wrong - that was just not updated from another chart I submitted to Jennifer for another APR (WRIT NVIP). You are correct, it should be Max SF at 1.85 and Max SF at 2.25.

David R. Gill
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
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703.712.5297 (Direct FAX)
dgill@mcguirewoods.com

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-----Original Message-----

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]

Sent: Wednesday, April 23, 2008 12:46 PM

To: Gill, David Robert-Jan

Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

Okay, so essentially garden-apartments then. Thank you. Just so I understand the residential/hotel part completely- You are leaving open the flexibility for some combination, not to exceed 35% (or 473,368 SF) of the total intensity, of low-rise res'd, townhouse, or hotel use. Do you have any more specific information on that combination?

Also, it appears that you stated, Max SF at 0.8 and Max SF at 1.0 FAR, did you mean Max SF at 1.85 and Max SF at 2.25? I am not sure to what the 0.8 and 1.0 refer?

Thanks again,
Meghan

From: Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]

Sent: Wednesday, April 23, 2008 12:37 PM

To: Van Dam, Meghan

Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

I meant "low-rise" per the form (1-4 stories).

David R. Gill
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-----Original Message-----

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]

Sent: Wednesday, April 23, 2008 12:34 PM

To: Gill, David Robert-Jan

Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

And by "low" residential, do you mean multi-family or low income? Thank you,
Meghan

From: Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]

Sent: Wednesday, April 23, 2008 8:08 AM

To: Van Dam, Meghan

Subject: RE: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

Meghan

The chart below contains the information you have requested. Please let me know if you need any additional information to consider this application

complete.

Use	Min. % of FAR	Max % of FAR	Min SF at 1.85	Max SF at 1.85
Office	65%	90%	879,112	1,217,232
Retail	0%	10%	0	135,248
Institutional	0%	5%	0	67,624
Residential*	0%	35%	0	473,368
Hotel*	0%	35%	0	473,368
Max SF at 0.8:				1,352,480

***- Combined Residential and Hotel will not exceed 35% of FAR**

Land Area 731,070
(sf):

Hotel Units up to 500 rooms

Residential	Townhouse	up to 100%	1700 sf per unit	278
	Low	up to 100%	1250 sf per unit	378

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-----Original Message-----

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]
Sent: Friday, April 18, 2008 12:12 PM
To: Gill, David Robert-Jan
Subject: BRAC APR Nomination: 16.78 acres in the Springfield CBC, Land Unit D-2 and Springvale Community Planning Sector

David R. Gill
McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

BRAC APR Nomination: 16.78 acres in the Springfield CBC, portion of Land Unit D-2 and Springvale Community Planning Sector

Dear Mr Gill:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced BRAC APR Nomination, assigned a temporary ID number of PC-2008-BRAC-034, has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *Guide to the 2008 BRAC Area Plans Review* and have the following concerns:

- In Part 4g: Total Floor Area Ratio (FAR) Proposed, you propose mixed-use at 1.85 FAR with option up to 2.25 FAR; however, you do not specify the corresponding square feet or number of dwelling units. In order to review this nomination, you will need to complete this section as requested, based on the proposed

BRAC# 08-IV-7FS
Page 16 of 17

intensity and land use components. Ranges are acceptable as long as they add up to 100%.

- Furthermore, if hotel use is proposed, the number of rooms will need to be assigned in addition to the square feet.

This information should be provided to the Department of Planning and Zoning by May 1. Failure to do so will cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at meghan.vandam@fairfaxcounty.gov.

Sincerely,

Meghan Van Dam, AICP
 Planning Division
 Fairfax County Department of Planning and Zoning
 12055 Government Center Parkway, Suite 730
 Fairfax, VA 22035
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